



Broad Green Avenue, Croydon, Surrey, CR0 2ST

3 Bedroom Semi - Detached House For Sale

Offers In Excess Of £450,000





Three-Bedroom Semi-Detached House – Sought-After Location in Croydon

We are delighted to present this spacious three-bedroom semi-detached home, perfectly situated on a highly sought-after residential road in Croydon. This property offers a fantastic opportunity for buyers looking to create a home tailored to their taste.

Key Features:

- Generously sized reception room, with new carpet recently laid
- Recently installed modern kitchen with new flooring
- Three well-proportioned bedrooms
- Contemporary white bathroom suite
- Loft access, hot water tank & airing cupboard
- Garage in rear garden
- Gas central heating, new boiler installed in 2023

Externally, the property boasts mature front and rear gardens with convenient side access. A standout feature is the garage located at the rear of the garden, accessible via Bensham Lane through a garage door or a separate garden gate. The garage also includes an inspection pit—ideal for car enthusiasts or additional storage.


Additional Highlights:

- No onward chain
- Freehold tenure
- Excellent potential to make it your own
- EPC Rating: E
- Council Tax Band: D

The location offers superb transport links, with West Croydon Station providing direct access into London Victoria. You're also within easy reach of the vibrant amenities, shops, and eateries of Central Croydon.

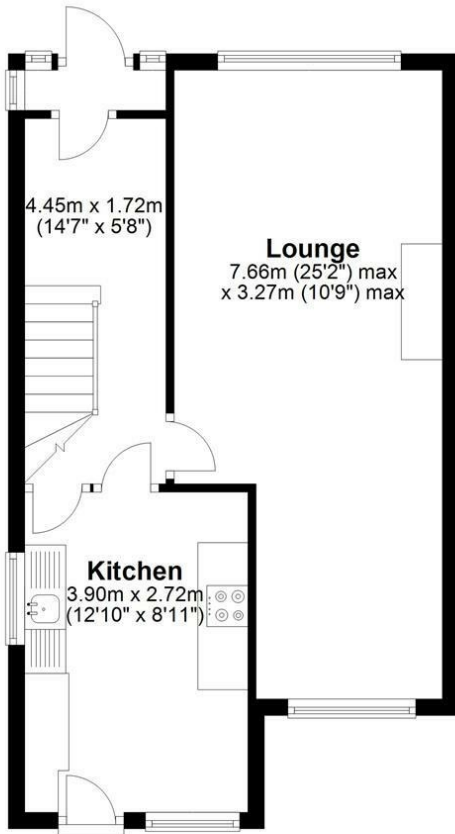




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

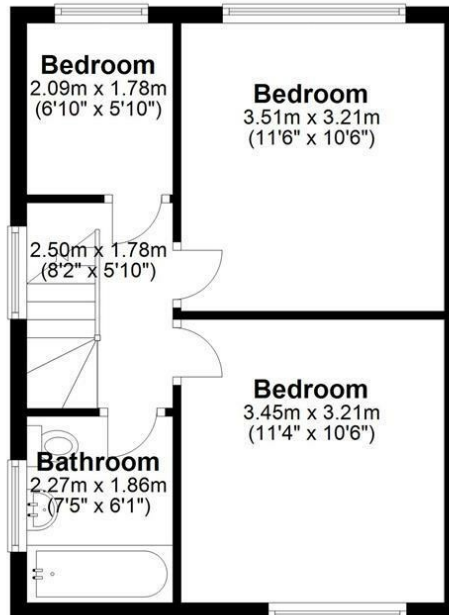
Ground Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



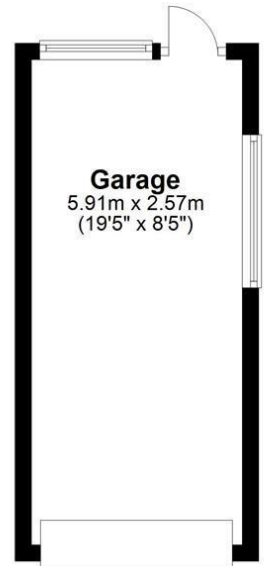
First Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 15.2 sq. metres (163.5 sq. feet)



Main area: Approx. 78.9 sq. metres (848.8 sq. feet)

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